085.0	0004	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,013,900	/	1,013,900
USE VALUE:	1,013,900	/	1,013,900
ASSESSED:	1,013,900	/	1,013,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY MICHAEL S & SUZANNA B
Owner 2:	
Owner 3:	
Street 1:	219 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH ROBERT G & JANE R -
Owner 2:	-
Street 1:	219 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2436 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7186.000	558,900	10,100	444,900	1,013,900
Total Card	0.165	558,900	10,100	444,900	1,013,900
Total Parcel	0.165	558,900	10,100	444,900	1,013,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.22 /Parcel: 416.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53630

GIS Ref

GIS Ref

Insp Date 10/29/18

!6934!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	558,900	10100	7,186.	444,900	1,013,900		Year end	12/23/2021
2021	101	FV	404,300	10100	7,186.	444,900	859,300		Year End Roll	12/10/2020
2020	101	FV	404,300	10100	7,186.	444,900	859,300	859,300	Year End Roll	12/18/2019
2019	101	FV	305,100	9300	7,186.	438,600	753,000	753,000	Year End Roll	1/3/2019
2018	101	FV	305,100	9300	7,186.	336,900	651,300	651,300	Year End Roll	12/20/2017
2017	101	FV	305,100	9300	7,186.	317,800	632,200	632,200	Year End Roll	1/3/2017
2016	101	FV	305,100	9300	7,186.	292,400	606,800	606,800	Year End	1/4/2016
2015	101	FV	297,000	9300	7,186.	273,300	579,600	579,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:44:39

LAST REV

Date	Time
08/02/21	14:42:37
apro	

PAT ACCT. 6934

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ROBERT G	77540-269	1	4/16/2021		1,275,000	No	No		
	18220-129		6/1/1987		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	53630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2012	1430	Manual	2,500	C				
5/13/1993	175	Re-Roof	1,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
10/29/2018	MEAS&NOTICE	CC	Chris C
4/26/2013	Info Fm Prmt	EMK	Ellen K
3/6/2009	Measured	372	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7186		Sq. Ft.	Site		0	70.	0.88	6									444,906						444,900	

Total AC/HA:	0.16497	Total SF/SM:	7186	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,906	Spl Credit		Total:	444,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12989032
Const Adj.:	1.14988494
Adj $ / SQ:	168.902
Other Features:	105855
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626623
Depreciation:	67675
Depreciated Total:	558948

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

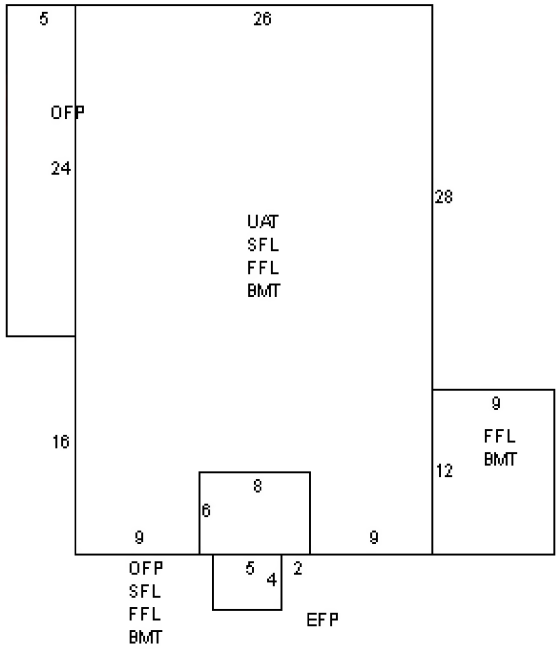
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.79
Special Features:	0	Val/Su Net:	148.17
Final Total:	558900	Val/Su SzAd	255.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,148	50.670	58,170
FFL	First Floor	1,148	168.900	193,899
SFL	Second Floor	1,040	168.900	175,658
UAT	Upper Attic	248	118.230	29,321
OFP	Open Porch	168	30.270	5,085
EFP	Enclos Porch	20	83.480	1,670

Net Sketched Area:	3,772			Total:	463,803
Size Ad	2188	Gross Area	4516	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X24	G	GD	1930	27.79	T	30	101			9,300			9,300
19	Patio	D	Y	1	16X16	A	AV	2000	3.71	T	15.2	101			800			800

More:	N	Total Yard Items:	10,100	Total Special Featues:		Total:	10,100

IMAGE

AssessPro Patriot Properties, Inc